

092.0

0006

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

875,600 / 875,600

USE VALUE:

875,600 / 875,600

ASSESSED:

875,600 / 875,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		EPPING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JOHNSON KAREN	
Owner 2:	
Owner 3:	

Street 1: 59 EPPING ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CARNEY JOHN A -
Owner 2: -

Street 1: 98 RICHFIELD ROAD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION	
This parcel contains 6,872 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Vinyl Exterior and 2125 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6872		Sq. Ft.	Site		0	70.	0.91	5									438,314						438,300	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					Legal Description				User Acct	
101	6872.000	437,300		438,300	875,600					Legal Description				User Acct	
Total Card	0.158	437,300		438,300	875,600					Legal Description				User Acct	
Total Parcel	0.158	437,300		438,300	875,600					Legal Description				User Acct	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	412.01	/Parcel:	412.0				Legal Description				User Acct	
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 3	Rating: Very Good														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: GRAY				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1964	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G18	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%													
Prim Int Wall: 1	- Drywall			Functional:		%													
Sec Int Wall:		%		Economic:		%													
Partition: T	- Typical			Special:		%													
Prim Floors: 3	- Hardwood			Override:		%													
Sec Floors:		%		Total:	4.6	%													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 125.00															
Bsmnt Gar:				Size Adj: 1.21818185															
Electric: 3	- Typical			Const Adj: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 152.258															
Int vs Ext:				Other Features: 123746															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 458425															
% Com Wall:		% Sprinkled:		Depreciation: 21088															
				Depreciated Total: 437338															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 092.0-0006-0018.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							